


MEMORANDUM

TO: STEVE BISSET, DAC/FACILITIES
FROM: TOM OVERTURF, MDRC/DEVELOPMENT 
DATE: MAY 7, 1997
SUBJECT: PHASE 1A/TORRANCE

1. Please consider this our Formal Request to implement the planned DAC move-out, demolition and remediation of the site located north of the DAC Loading Area at Building 66 up to the current fence line east of Building 41 and between Building 1 and the east property line along Normandie. As you'll recall we've previously provided similar requests on March 19 and April 7 with plans and proposed schedules.
2. Site area for demolition/remediation is approximately 475' x 365' or 173,000 S.F. or 4 acres with approximately 320' x 527' ultimately to make available to our Buyer (Vestar) and their tenant AutoNation (with the exception of a 120' deep loading area encroachment per your April 14 memorandum).
3. Attached plans, demolition agenda, summary of work, disposition matrix, task area and cost estimates (MDRC & DAC) and our proposed schedule.
4. The timing is extremely critical to allow time for finalizing plans, and replacement facilities, moving, demolition, remediation, and site preparation for a scheduled year-end Close of Escrow for the \$17,000,000 sale. AutoNation plans to be in operation by September 1998 with the retail stores to open by December 1998.

TAO:kk S:\Devmnt\Kistler\TomO\KKTO1938.doc

Attachment